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PUNJAB VIDHAN SABHA SECRETARIAT NOTIFICATION

The 31st August, 2024

No. 7-PLA-2024/34.- The Punjab Apartment And Property Regulation (Amendment) Bill, 2024 is hereby published for general information under the proviso to rule 121 of the Rules of Procedure and Conduct of Business in the Punjab Vidhan Sabha (Punjab Legislative Assembly):-

BILL NO. 7-PLA-2024

THE PUNJAB APARTMENT AND PROPERTY REGULATION (AMENDMENT) BILL, 2024

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BILL

further to amend the Punjab Apartment and Property Regulation Act, 1995.

BE it enacted by the Legislature of the State of Punjab in the Seventy-fifth year of the Republic of India as follows:-

1. (1) This Act may be called the Punjab Apartment and Property Regulation (Amendment) Act, 2024. Short title and commencement.
- (2) It shall come into force on and with effect from the date of its publication in the Official Gazette.

(5171)

Amendment in
section 20 of
Punjab Act 14
of 1995.

2. In the Punjab Apartment and Property Regulation Act, 1995 (hereinafter referred to as the principal Act), in section 20, after sub-section (4), the following Sub-Section shall be added, namely:-

"(5) Notwithstanding anything contained in this Act or in any other law of the State of Punjab for the time being in force, any person who upto the 31st day of July, 2024, for an area upto five hundred square yard situated in an unauthorized colony, has entered into a power of attorney, agreement to sell on stamp paper, or any other such document as the State Government may by notification specify, shall be entitled to get registration of such an area executed before a Registrar or Sub-Registrar or Joint Sub-Registrar and this exemption of getting such an area registered shall be available upto such date as may be notified by the State Government in this behalf. No Objection Certificate (NOC) from the concerned development authority of the Department of Housing and Urban Development or the concerned local urban body of the Department of Local Government shall not be required for such registration. Intimation of each such document of Sale shall be given by the Registrar or Sub- Registrar or Joint Sub-Registrar to the concerned development authority of the Department of Housing and Urban Development or the concerned local body of the Department of Local Government, as the case may be:

Provided that the Registrar or Sub-Registrar or Joint Sub-Registrar shall register subsequent sale deeds in respect of such property, if it has not been divided, even after the date of exemption, as notified hereinabove, has passed under intimation to the aforementioned concerned authorities or local bodies:

Provided further that the provisions of sub-sections (1), (2) and (3) of this section shall not be applicable on such plot(s) of such individual(s) who have got their plots registered before a Registrar or Sub- Registrar or Joint Sub-Registrar under this sub-section."

Amendment in
section 36 of
Punjab Act 14 of
1995.

3. In the Principal Act, in section 36, for sub-section (1) the following sub-section shall be substituted, namely:-

"(1) Any person or promoter or his agent registered under this Act, and any other promoter, who, without reasonable cause, fails to comply with or contravenes the provisions of Section 5 shall, on conviction, be punished with imprisonment for a minimum term of five years which may extend to ten years and with minimum fine of rupees twenty-five lac, which may extend to rupees five crores."

STATEMENT OF OBJECTS AND REASONS

The Punjab Apartment and Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) provides for establishment for new colonies, granting license for same and for regulation of construction therein. In order to curb the proliferation of unauthorized colonies and making the provisions of the Act investor friendly, The Punjab Apartment and Property Regulation Act, 1995 was amended in the year 2014. However, the said amendment in the PAPR Act, 1995 caused undue hardship to the small plot holders to get the NOC for registration of sale deed, electricity connection etc instead of controlling unauthorized colonies in the State. Therefore, control over the illegal colonization has to be stringent besides giving relief to the small plot holders.

Hence, in order to overcome the problem being faced by the general public in registration of their plots and to put a check on development of unauthorized colonies and construction and to enforce the provisions of penalty and punishment to offenders, certain amendments in The Punjab Apartment and Property Regulation Act, 1995 have been proposed. Hence, the Punjab Apartment and Property Regulation (Amendment) Bill, 2024.

BHAGWANT MANN,
Chief Minister, Punjab

CHANDIGARH:
THE 31ST AUGUST, 2024

RAM LOK KHATANA,
SECRETARY.